

# Kakaako Connection

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## FOUR DEVELOPMENT TEAMS SELECTED TO SUBMIT DEVELOPMENT PROPOSALS FOR KAKA'AKO MAKAI LANDS

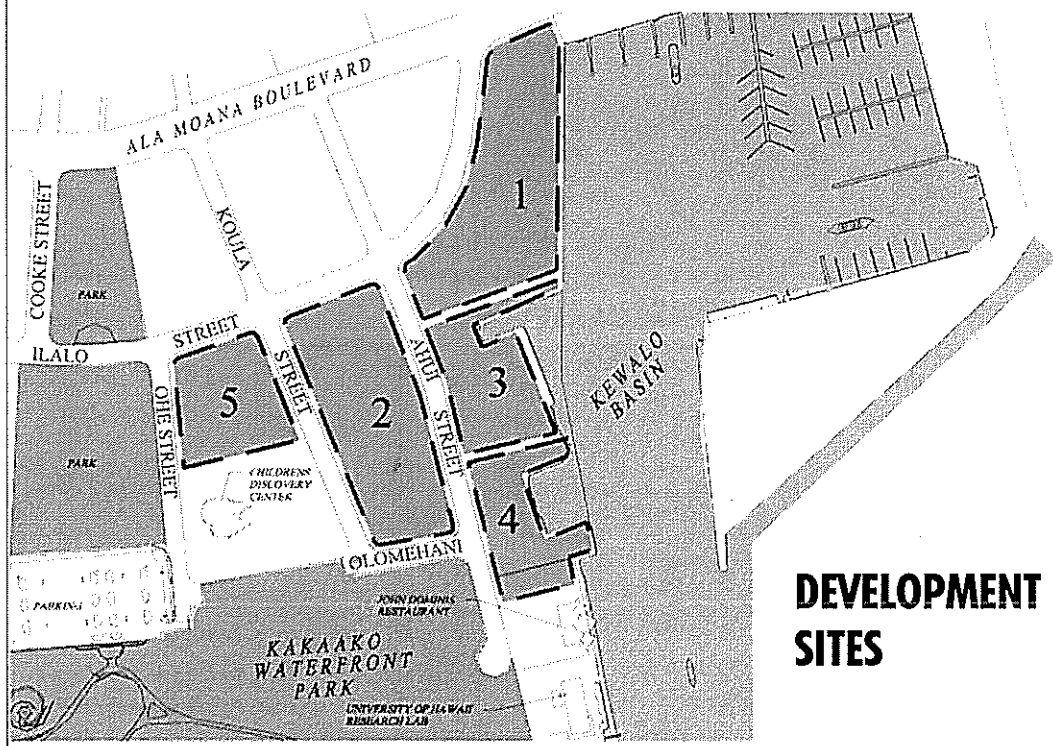
**T**he Hawaii Community Development Authority (HCDA), at its March 3<sup>rd</sup> meeting, narrowed the list of development teams that will be asked to submit proposals for developing up to 18 acres of Honolulu's premier urban waterfront property located at Kakaako Makai. The HCDA selected the following development teams: ACDG, LLC (Ohana Foundation); Imperial Associates; Kewalo Project Development, Ltd.; and Victoria Ward, Limited.

A Request for Proposals (RFP) was issued to the four teams on March 4, 1999. The development teams will have until March 18 to declare their intent to respond to the RFP, which is due on June 8, 1999. The development teams will be asked to make a presentation on their development proposals at the HCDA's July 1999 meeting. The HCDA expects to select a development team or teams in August 1999 and construction on the selected project could begin as early as December 2000.

HCDA Executive Director Jan Yokota stated, "Because the State owns much of the land in Kakaako Makai, we need to use the land wisely to earn revenue for the State and to provide facilities and activities that can be enjoyed by Hawaii's people. We need to work closely with the private sector to stimulate and complement development in this area."

"Judging from the interest in Kakaako Makai shown by developers, it appears that we can bring about a dynamic new waterfront," Yokota added. "The initial development ideas of the four teams are in keeping with the State administration's vision and goals for the revitalization of Kakaako. We expect that their formal proposals will more specifically address the exciting activities and benefits that will be possible for residents and visitors."

The HCDA is planning to create a special "gathering place" at



**DEVELOPMENT  
SITES**

Kakaako Makai, a world-class waterfront that is an active and attractive, people-oriented place that can fulfill Hawaii's needs for public recreation, entertainment and amenities. The five State-owned properties being offered for development have over 1,300 feet of ocean frontage with dramatic views of Waikiki and Diamond Head. The properties are zoned for retail, office, entertainment, and restaurant uses and have the potential for 1.34 million square feet of commercial space.

Nine development teams responded to a Request for Qualifications issued in July 1998. Six of the nine teams were selected to a "short list" by the Authority on December 8, 1998. The six teams presented their development concepts in February 1999 and the Authority selected the four teams in March 1999 after evaluating the proposed development concepts for appropriateness and conformance to the Makai Area Plan and to the HCDA's specific development objectives for the State properties. The Kakaako Makai Area Plan envisions that the State's 200 acres in Kakaako Makai will serve as a catalyst for future growth, diversification and stimulation of Hawaii's economy, while enhancing the natural environment and the lifestyle of Hawaii.

Following is a short description of the four teams' development concepts.

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# *Looking for a Beautiful Site for Your Special Outdoor Activities, Recreation?*

## **CONSIDER THE KAKAAKO WATERFRONT**

### **...a magnificent park unlike any other in Hawaii is available**



**T**he Kakaako Waterfront Park is a precious jewel but many have yet to discover and experience the very special qualities of this unique 36-acre urban park. Created from the remains of a former landfill site and surrounding lands, the Park is unlike any other recreational grounds in Hawaii with its expansive, rolling hills, waterfront promenade and spectacular views of the ocean and Diamond Head. Last year, the State expanded the Park with six acres of landscaped lawns, festival grounds and level play fields that are ideal for public usage for special outdoor events (such as craft fairs, farmers' markets, bazaars and picnics and gatherings) and recreational activities such as soccer, touch football, grass volleyball and Frisbee throwing. The park addition also serves as a grand entrance, or gateway, dramatically enhancing the visibility and accessibility of the Kakaako Waterfront Park.

Location-wise, the Kakaako Waterfront Park is centrally situated and easy to find. It stretches from Ala Moana Boulevard to the waterfront and from Point Panic to Fort Armstrong fronting the Kakaako waterfront. It is adjacent to the recently opened Children's Discovery Center. The Park's large parking lot, sited between the festival grounds and the oceanfront park, accommodates approximately 300 cars and on-street parking can be found on the surrounding streets.

From its opening day, the Kakaako Waterfront Park has been hailed as a wonderful recreational respite by those who have visited it. The Park has also garnered numerous local and national design and landscaping awards. The Park's special features virtu-

ally offer something for everyone. The waterfront promenade—spanning the length of the park—provides sensational, beautiful walks along the water and is punctuated by three trellis seating areas with stunning views of Oahu's south shore. Native Hawaiian trees and plants shade the trellises, and the main trellis features a sculpture that highlights the importance of fishing in island heritage. The Park's rolling hills and landforms provide sites for picnicking, kite flying, biking and sledding on cardboard down the hills. The summit of the Kakaako Waterfront Park is a lookout point that can be reached over a meandering path. The lookout, accessible for people with disabilities, affords spectacular views of the ocean, downtown Honolulu, Punchbowl, Diamond Head and the mountains. The Park's amphitheater is built into the former landfill slope and can seat up to 3,000 people. The Park also has conveniently located comfort stations, restrooms and showers to accommodate the needs of visitors.

The Kakaako Waterfront Park's shoreline also has a revetment that, in addition to fulfilling structural requirements, provides an ideal place for fishermen and other water enthusiasts. Stairs down the revetment side provide safe and easy access to popular surfing sites and two water access points are also used by underwater spear fishermen, swimmers, kayakers and scuba divers. Besides the more lively activities, the Kakaako Waterfront Park also offers opportunities for walking, contemplation and quiet appreciation of the ocean. To get more information or schedule special events in the Kakaako Waterfront Park and festival grounds, you can call the office of the Hawaii Community Development

*n or Quiet Contemplation?*

# WATERFRONT PARK AND FESTIVAL GROUNDS A place for public enjoyment...

Authority (HCDA) at 587-2870 or e-mail: [hcd@gte.net](mailto:hcd@gte.net).

## THE PARK'S CREATION

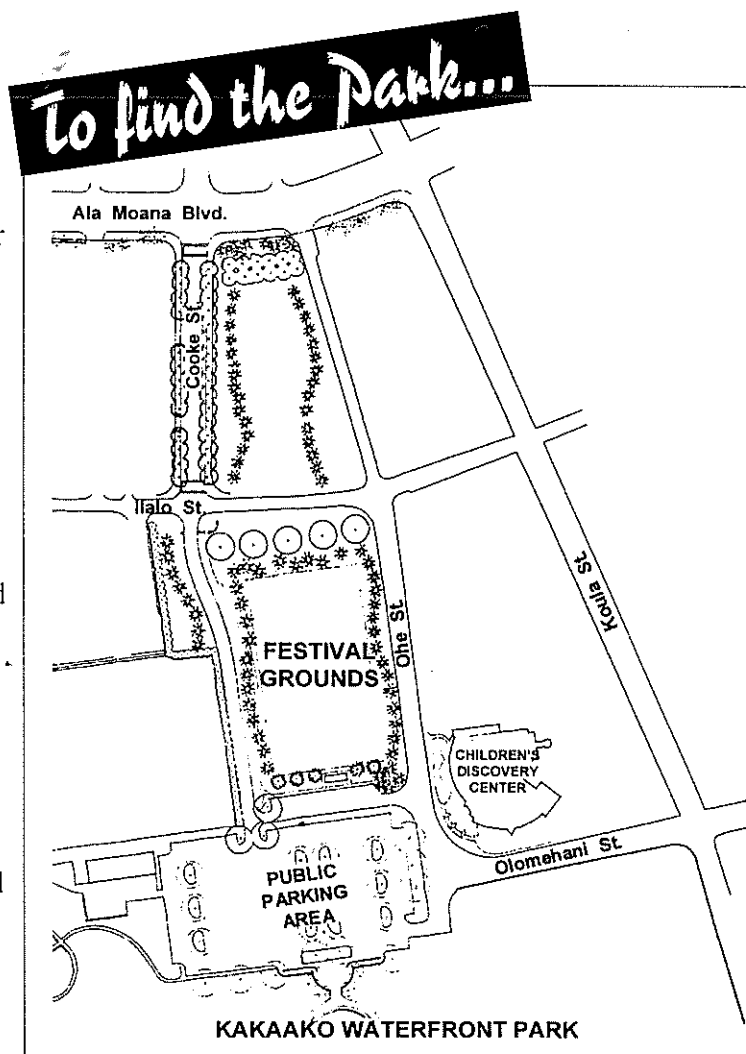
The Kakaako Waterfront Park, which was opened in November 1992, creatively transformed a public liability into a very valuable public asset. Prior to the Park's opening, decades of haphazard urban growth have left much of Honolulu's primary waterfront inaccessible to public use and enjoyment. The transformation of the former landfill on the Kakaako peninsula was the first of its kind statewide. For more than 100 years, the peninsula was used as a place for waste disposal. A garbage crematorium and incinerator were established in the area and, during the operation of these facilities, thousands of tons of refuse and ash were dumped in the Kakaako peninsula. By 1974, the entire 30-acre future park site was filled with debris. The landfill and incinerator were closed in 1978, but for years the landfill was a desolate, ugly wasteland, hardly a place for a family picnic. The State converted the area for park use by replacing the landfill seawall with a new revetment to provide an environmentally safe edge, and the ash and toxic materials were totally contained in place by a polyvinyl membrane. The membrane was covered with four feet of imported topsoil, which was sculpted to provide interesting landforms for a variety of activities. The creation of the Kakaako Waterfront Park opened over 2,400 feet of previously inaccessible waterfront and 30 acres of urban park land to the public for recreational uses.

## THE PARK'S FUTURE

The Kakaako Waterfront Park is just the beginning of the transformation envisioned for the Kakaako waterfront. The HCDA is preparing a new master plan for the Kakaako Waterfront Park to create a one-of-a-kind urban park that will become an attraction and resource for the residents of Hawaii. This could be accomplished by accommodating new cultural and educational attractions and a broad range of amenities. The HCDA recently conducted a master planning exercise for the Park to generate a broad range of new amenities and an integrated overall plan. This planning yielded an exciting range of park enhancement proposals, including: an interactive water feature; carousel; art museum; picnic and community gathering areas; an inlet water feature for swimming; a Hawaiian cultural center; a Hawaiian music museum; a lighthouse with a bar or restaurant; a large water area for boating; a boardwalk; a wind monument; 150-foot-long picnic tables for cultural events; and a cone-shaped navigational overlook. In the months ahead, the HCDA will work to finalize a master plan for the Kakaako Waterfront Park. The aim is to transform the Park from passive recreation

into an active and attractive people-oriented place, one that will address needs for recreation, social interaction and cultural enrichment. Providing an inviting and comfortable pedestrian environment is also a prime consideration.

One of the HCDA's goals in developing the final master plan is to establish an overall theme and to identify a first-phase project that could be constructed for less than \$2 million. This project should be located in an area that will receive maximum exposure and it should also promote social interaction and incorporate gathering and observation areas. In developing the final master plan for the Kakaako Waterfront Park, the HCDA plans to work closely with its design team and the community. The public is invited to submit suggestions, comments and ideas to the HCDA office either by telephone (587-2870) or e-mail: [hcd@gte.net](mailto:hcd@gte.net).



# CONSTRUCTION ON TWO INFRASTRUCTURE PROJECTS TO START SOON

Construction work is anticipated to start over the next two months on two separate infrastructure improvement projects on portions of Kamakee Street and Ward Avenue. One project, known as Improvement District 7 (ID-7), will involve infrastructure improvements and a realignment of Kamakee Street (from Queen Street to Kewalo Basin) and creation of a four-way signalized intersection at Ala Moana Boulevard and Ala Moana Park Road. The ID-7 Project will construct improvements to the last major segment of the drainage system for Kakaako's Mauka Area. The Kamakee Street improvements and realignment will greatly improve traffic circulation through the Kakaako District and create a new, direct link between Kakaako and the Ala Moana Beach Park. Construction of the first phase will involve the portion of Kamakee Street from Queen Street to Ala Moana Boulevard. The second phase of construction will extend the drainage system across Ala Moana Boulevard to Kewalo Basin. The project is tentatively scheduled for completion in September 2000.

The Ward Avenue Extension Project will construct a new roadway from the intersection of Ward Avenue and Ala Moana Boulevard to the intersection of Ahui and Ilalo Streets. Currently, Ward Avenue terminates at Ala Moana Boulevard. This project will extend the roadway across Ala Moana Boulevard, providing direct access to the Kewalo Basin waterfront. It is the first phase of the development of new and enhanced roadways and utility systems in

Kakaako's Makai Area. The Ward Avenue Extension Project will greatly improve vehicular and pedestrian access and circulation in Kakaako Makai. Improvements will include: the installation of new water, sewer and drainage structures; construction of the new roadway; new driveways, sidewalks, curbs and gutters; and the relocation and expansion of existing overhead electrical, telephone and cable television lines to new underground systems. The project will also improve approximately 150 feet of Ahui Street, makai of Ilalo Street. The roadway and utility system enhancements to be constructed as part of the Ward Avenue Extension Project will provide infrastructure necessary to support the creation of a beautiful, active area in Kakaako Makai for recreation, cultural activities, shopping, waterfront restaurants and entertainment. The Ward Avenue Extension project is expected to be completed in September 2000.

HCDA Executive Director Jan Yokota states, "The magnitude of the roadway and utility system improvements planned for these projects may bring about some inconveniences and disruptions to merchants and visitors in the area. We ask for your cooperation and tolerance as we try to minimize any problems and to get the improvements done as quickly as possible. We also advise pedestrians and motorists to exercise caution while traveling through the construction areas."

## FOUR DEVELOPERS SELECTED TO SUBMIT PROPOSALS FOR KAKAAKO MAKAI LANDS (Continued from Page 1)

- ACDG, LLC's (Ohana Foundation) proposal revolves around the creation of a high-tech park on two interior parcels (Sites 2 and 5). The park would be a center for education, research and development, and start-up space for high-technology companies from Hawaii and the Mainland. It would contain 700,000 square feet in three towers adjacent to the recently opened Children's Discovery Center.
- The Imperial Associates development team wants to develop a "Kewalo Waterfront Village" on all five parcels to create opportunities for small businesses. The proposal calls for development of a Kewalo Station multimedia theater attraction, a biotechnology research center, retail areas, a farmers' market, a fish market, and lofts and gallery spaces.
- The Kewalo Project Development, Ltd. team envisions the development

of a family recreation center on three parcels (Sites 1, 3, and 4). The team's proposal includes a Ferris wheel, carousel, championship miniature golf course and an open-air restaurant. Kewalo Project Development, Ltd. also would set aside areas for tour boats and bus terminals.

- Victoria Ward, Limited, owner of the Ward Warehouse and Ward Centre complexes in Kakaako, is proposing a 130,000-square-foot complex to offer entertainment, retail and restaurant activities. The developer would also build a public/farmers' market on the site. Victoria Ward, Limited would develop the complex on Site 1 fronting the Ewa end of Kewalo Basin.

(Visit the HCDA web site: <http://www.hawaii.gov/hcda>)

### THE KAKAAKO CONNECTION

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